

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 2, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, February 2, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      MICHAEL A. SILVERSTEIN & ROBERTA L. GARTSIDE, SP 2010-DR-065 Appl. under  
DH              Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to  
Approved      permit construction of carport 5'-1" from side lot line. Located at 1708 Warner Ave. on  
approx. 10,758 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((10)) 40.
- 9:00 A.M.      MRS. KIRSTEN BLALOCK GNIPP, SP 2010-MA-066 Appl. under Sect(s). 8-922 of the  
DH              Zoning Ordinance to permit reduction of certain yard requirements to permit construction of  
Approved      addition 9.7 ft. from side lot line. Located at 3139 Creswell Dr. on approx. 10,888 sq. ft. of  
land zoned R-3. Mason District. Tax Map 51-3 ((11)) 140.
- 9:00 A.M.      EDWARD & LISA BENNETT, SP 2010-DR-060 Appl. under Sect(s). 8-914 and 8-922 of  
SJ              the Zoning Ordinance to permit reduction to minimum yard requirements based on error in  
Approved      building location to permit dwelling to remain 7.2 ft. from side lot line and reduction of  
certain yard requirements to permit construction of second story addition 11.6 ft. and  
roofed deck 10.1 ft. from one side lot line and second story addition 7.5 ft. from other side  
lot line. Located at 6201 Park Rd. on approx. 17,540 sq. ft. of land zoned R-2. Dranesville  
District. Tax Map 41-1 ((13)) (2) 4A.
- 9:00 A.M.      RP MRP TYSONS, LLC, A 2010-PR-011 (Admin. moved from 11/3/10 at appl. req.)  
Admin.  
Moved to  
5/4/11 at  
appl. req.
- 9:00 A.M.      MERRIFIELD GROUP, LLC, A 2009-PR-006 Appl. under sect(s). 18-301 of the Zoning  
DWH              Ordinance. Appeal of a determination that appellants have established uses without an  
Admin.      approved site plan, minor site plan waiver, building permits or Non-Residential Use Permit  
Moved to      all in violation of Zoning Ordinance provisions. Located at 2931, 2947, 2943 and 2939  
4/13/11 at      Mayberry St. on approx. 1.89 ac. of land zoned I-5. Providence District. Tax Map 49-4  
appl. req.      ((1)) 38, 39, 40 and 41. (Admin. moved from 5/19/09, 10/27/09, 1/27/10, 5/26/10, and  
11/3/10 at appl. req.)

9:00 A.M. MANUEL S. ESPINA, TRUSTEE, A 2009-MV-025, Appl. under sect(s). 18-301 of the  
JC Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a  
Withdrawn storage yard on property in the C-8 District in violation of Zoning Ordinance provisions.  
Located at 10301 Richmond Hy. On approx. 1.68 ac. of land zoned C-8. Mount Vernon  
Tax Map 113-4 ((1)) 2. (Admin. moved from 9/15/09 and 1/13/10 at appl. req.) (Continued  
from 3/31/10, 8/4/10, 11/3/10, and 1/12/11)

**JOHN F. RIBBLE III, CHAIRMAN**